



**GRASSROOTS**  
REALTY GROUP

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**131 Tuscany Ridge Terrace NW**  
**Calgary, Alberta**

**MLS # A2351545**



**\$624,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 1,311 sq.ft.                                                           | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Many Trees, No Neighbours Beh |               |                   |

|                    |                                                               |                   |              |
|--------------------|---------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                                                    | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                                                          | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-C1N        |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |              |

**Inclusions:** Shed, deep freezer, fire pit

Bright, welcoming, and designed for family living, this home offers the perfect blend of comfort, space, and functionality. With 1,311.4 sq. ft., 3+1 bedrooms, and 2.5 bathrooms, with an open-concept layout and an incredible backyard that is perfect entertaining. The open main floor welcomes you with plenty of natural light and an easy flow between the living spaces and kitchen. The bright white updated kitchen features stainless steel appliances, new countertops, a new stove, and a double silgranit sink, creating a fresh, clean look that's ready for everyday living. Upstairs, the primary bedroom is a lovely retreat, complete with mountain views, a walk-in closet, and a well-appointed 4-piece ensuite. Two additional bedrooms and a full 3-piece bathroom complete the upper level. Both bathrooms feature new countertops, adding a fresh, updated touch. The fully developed basement extends your living space with a spacious entertainment area, an additional bedroom and laundry room. Whether it's movie nights, hosting guests, or giving everyone a little extra space, there's plenty of room to make it your own. Additional highlights include air conditioning, a newer hot water tank, and new interior doors for added comfort and peace of mind. Step outside and discover what truly sets this property apart! The expansive pie-shaped lot features a west-facing backyard where mature trees, fresh mulch, and beautiful mountain views create a wonderful outdoor setting. An aggregate patio and interlocking brick BBQ area set the stage for summer barbecues, evening gatherings, and relaxed weekends outdoors. With backyard irrigation and a dedicated side dog run, this space is as practical as it is inviting. The double detached garage adds even more versatility, featuring insulation, drywall, a new roof, and 240-volt electrical service. Whether you need room for vehicles,

weekend projects, or extra workspace, this is a fantastic bonus. The backyard also offers the potential for RV parking. Within walking distance to schools, Tuscany Club, and all the amenities, this home truly has it all!